

Document #4784

7/17/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE BOSTON NEIGHBORHOOD
HOUSING SERVICE, INC., ACTING THROUGH ITS AFFILIATE THE
MISSION HILL NEIGHBORHOOD HOUSING SERVICE, INC. FOR
BRA-OWNED PARCELS ON WENSLEY AND LAWN STREETS, MISSION
HILL

WHEREAS, the Boston Neighborhood Housing Services, Inc. is a duly organized non-profit organization; and

WHEREAS, the Boston Neighborhood Housing Services, Inc. has written the Authority requesting the purchase of two BRA-owned parcels in Mission Hill; and

WHEREAS, the Boston Neighborhood Housing Service, Inc. has prepared through its affiliate the Mission Hill Neighborhood Housing Services a plan for the development of this property; and

WHEREAS, the Boston Neighborhood Housing Service, Inc. and the Mission Hill Neighborhood Housing Services have the support of the Mission Hill community for its project:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Boston Neighborhood Housing Service, Inc. acting through its affiliate the Mission Hill Neighborhood Housing Service, Inc. be and hereby is tentatively designated as developers of Parcels 1317 and 1290 in Mission Hill subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.
2. That disposal of Parcels referenced below by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the developers be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).

Wensley Street/Fisher Avenue Parcel 1317

Lawn Street/Bucknam Street Parcel 1290

ATTACHMENT A

Lot No.:	Address:	Parcel No.:	SF:	Owner:	Ward:	Precinct:	Units Proposed:
1.	Winsley St./Fisher Avenue	1317	16,352	BRA	10	6	7-8
2.	Lawn St./Bucknam St.	1290	25,749	BRA	10	6	9



B N H S

June 27, 1986

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle:

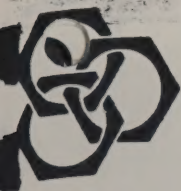
On behalf of the Board of Directors of Boston Neighborhood Housing Services (NHS), I am pleased to submit our proposal to develop two vacant sites on the Back of the Hill which are currently owned by the Boston Redevelopment Authority.

We are proposing to build 18 units of housing for first-time homebuyers on Wensley Street/Fisher Avenue (parcel #1317) and Lawn Street/Bucknam Street (parcel #1290). These units will be developed through an owner builder approach that has been successfully adopted by NHS organizations throughout the country. The model involves pre-selecting families who will work collectively on building each others homes. Consequently, labor costs are reduced and the homes become more affordable. The foundations and major systems will be completed by subcontractors and NHS will hire staff to train and supervise the owner builders.

In light of the critical shortage of affordable housing in this city, we are hoping that the Boston Redevelopment Authority will approve our request for developer designation of parcels #1317 and #1290, and convey the sites for a nominal cost. We are certain that the creation of housing through our Owner Builder Program will not only help the Back of the Hill community rebuild its neighborhood, but will also help the city meet its important goals in producing affordable housing.

Sincerely,

Robert L. Stearns
President, Boston NHS
and
Vice President, Bank of Boston



Neighborhood Reinvestment

31 State Street
Suite 416
Boston, MA 02109
(617) 223-7675

Neighborhood Reinvestment
Corporation

Board of Directors

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Comptroller of the Currency
Comptroller C.T. Conover, Vice Chairman

Secretary of Housing and Urban
Development
Secretary Samuel R. Pierce, Jr.

Chairman, Federal Home Loan
Bank Board
Board Member Donald I. Hovde, alt.

Chairman, Federal Deposit Insurance
Corporation
Director Irvine H. Sprague, alt.

Chairman, National Credit Union
Administration
Board Member Elizabeth F. Burkhardt, alt.

June 19, 1986

Mr. Stephen Coyle
Executive Director
BRA
Boston City Hall
Boston, MA 02201

Dear Mr. Coyle,

On behalf of Neighborhood Reinvestment I would like to strongly endorse the Mission Hill NHS request to the BRA regarding the disposition of land for an Owner Built Housing Effort. Neighborhood Reinvestment has assisted approximately 20 NHS programs across the country in implementing Owner Built Housing programs, and, contingent upon local commitment, we have agreed to provide significant resources to Mission Hill's effort. Assuming that Mission Hill can achieve site control and developer designation, we will provide training, support and technical assistance through project completion. In addition, we will grant Mission Hill NHS \$75,000, to insure successful execution of the project.

Clearly, we are totally confident that the need and capacity exists for a highly effective effort in Mission Hill and we await the outcome of your deliberations with anticipation.

Cordially

Margo H. Kelly
Margo H. Kelly
District Director

MHK/mc

1st American Bank

June 19, 1986

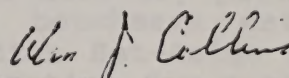
Ms. Karen Sunnarborg
Executive Director
Boston Neighborhood Housing Services
33 Harrison Avenue
Boston, MA 02111

Dear Ms. Sunnarborg:

The First American Bank for Savings has reviewed Boston Neighborhood Housing Services' preliminary proposal for an Owner Built Project in Mission Hill. We are pleased to see that the NHS program is embarking on a project to provide new affordable housing opportunities for families, who without such an initiative, would be locked-out of today's housing market. This project represents a promising approach in expanding the supply of housing in our neighborhoods, and therefore, is a project that First American Bank for Savings is very interested in pursuing with Boston NHS.

If First American Bank for Savings determines that NHS' final Owner Built Project proposal is feasible, we will be happy to provide the construction financing. In your preparations of this final package, please feel free to call on us for assistance.

Sincerely,


William Collins
Vice President



THE COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS HOUSING FINANCE AGENCY

50 MILK STREET

BOSTON, MASSACHUSETTS 02109 • (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

June 24, 1986

Karen Sunnaborg
Boston Neighborhood
Housing Services
33 Harrison Avenue
Boston, MA 02111

Dear Ms. Sunnaborg:

I am writing to confirm the Massachusetts Housing Finance Agency's interest in providing the permanent financing for borrowers wishing to purchase the proposed units in Mission Hill. The goal of MHFA is serve lower income first-time homebuyers and to stimulate the production of housing through our New Construction Set-aside Program. The Mission Hill "Owner Built Housing Program" meets both of these objectives since the production of these units will allow families at or below 100% of median income to become homeowners.

The Agency has a nine month delivery period for every bond issue and specific performance benchmark dates that must be adhered to in our New Construction Set-Aside Program. I would suggest that you submit an application for a set-aside through a participating mortgage lender when the construction schedule for these units coincides with the delivery period of an MHFA Bond Issue. I will keep you informed about all Single Family Programs that are offered this year to aid you in reaching this decision.

If I can be of any further assistance, please call me at 451-3480, ext. 407.

Sincerely

Michael J. Dirrane
Michael J. Dirrane
Senior Program Coordinator

BACK OF THE HILL
COMMUNITY DEVELOPMENT CORPORATION, INC.

May 27, 1986

OFFICERS
Catherine H. Gallagher
President, Treasurer
Christopher Norwood
Vice President
Eve Norris
Vice President
Ann P. Gallagher
Clerk

Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Boston Redevelopment Authority:

BOARD OF DIRECTORS

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Christine Curtis
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Madeline Fernandes
Ann P. Gallagher
Catherine H. Gallagher
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Aja W. Johnson
Attie Kelton
Eve Norris
Christopher Norwood
Perry Richardson
Julia Wilson

I am writing on behalf of the ownerbuilder program which the Mission Hill Neighborhood Housing Services is carrying out in conjunction with the Back of the Hill Community Development Corporation.

The Program as envisioned is remarkable in its innovative yet practical approach to producing both affordable housing and stable, committed neighbors.

By having skilled construction supervisors carry out a community-approved plan, the Program has proven itself throughout the country to be viable. By having the families do a reasonable percentage of the construction work themselves, the Program imparts both construction skills and an emotional commitment to settle for the long run. These are the families we have sought for decades.

We have been meeting with the Mission Hill N.H.S. for a long time now, refining the details of the Program, and there have been two well publicized neighborhood meetings. This is a Program which has enjoyed deep support from its inception, and we are excited about its imminent movement towards reality.

The ownerbuilder program in front of you is one of the more noteworthy innovations in the national quest for affordable, stable family housing. We give it our full support.

Sincerely,

Catherine H. Gallagher
Catherine Gallagher
President



The General Court of Massachusetts
Joint Committee on Housing and Urban Development
Room 38, State House
Boston, Massachusetts 02133
Telephone (617) 722-2470

Rep. Kevin W. Fitzgerald
Chairman

17th Suffolk District
Jamaica Plain / Mission Hill

JULY 17, 1986

Mr. Stephen Coyle
Boston Redevelopment Authority
Boston City hall
Boston, MA 02201

Dear Mr. Coyle,

I am writing to you in strong support of Mission Hill Neighborhood Housing Services proposal for owner-built units on the back of Mission Hill.

For years now both N.H.S. and B.O.T.H. have worked and planned to bring affordable housing to Mission Hill and to replace many of the units lost over the years to institutional expansion. It is for this reason that I feel that we cannot stress enough the importance of this housing. It will provide an opportunity to many who normally would not be able to afford a home and will bring stability to the back of the hill by introducing new neighbors.

I sincerely appreciate your interest and cooperation in this matter.

Sincerely,

Kevin W. Fitzgerald

KEVIN W. FITZGERALD
State Representative

KWF/kar

cc: Mr. James Hoffman



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

July 17, 1986

Mr. Robert Farrell
Chairman, BRA Board of Directors
Ninth Floor
Boston City Hall

Dear Mr. Farrell:

I am writing in support of the efforts of the Mission Hill Neighborhood Housing Services (NHS) to develop 18 units of housing for first-time homebuyers on the back of Mission Hill.

The NHS owner-built housing plan is an innovative and practical approach to increasing the City's stock of affordable housing units while providing the opportunity for lower income Bostonians to realize their dreams of home ownership.

As you know, NHS is asking that the site known as Parcel #1317 be conveyed to them at nominal cost so that the owner-built housing initiative process can begin.

I urge speedy approval of the Mission Hill Neighborhood Housing Services request.

Thank you for your attention.

Sincerely,

Don Gillis
Director
Neighborhood Services

MEMORANDUM

JULY 17, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LAURENCE KOFF, COORDINATOR FOR
INSTITUTIONAL PLANNING
PETER DREIER, ASSISTANT DIRECTOR FOR HOUSING

SUBJECT: TENTATIVE DESIGNATION OF THE MISSION HILL
NEIGHBORHOOD HOUSING SERVICES FOR BOSTON
REDEVELOPMENT AUTHORITY-OWNED PROPERTIES
AT LAWN AND WENSLEY STREETS, MISSION HILL

The Mission Hill Neighborhood Housing Service proposes to develop 17 units of owner-built affordable housing on the back of Mission Hill on two parcels currently owned by the BRA. As part of the disposition of the in-fill housing program, these vacant parcels were conveyed by HUD to the Authority on October 23, 1979. The Mission Hill Neighborhood Housing Service (MHNHS) is now seeking tentative designation for the development of these parcels so that they can proceed with obtaining applications from prospective owner-builders and pursue further the project design and funding. Construction is projected for the spring, 1987.

The MHNHS has been working with the BRA and local neighborhood groups to prepare a well designed housing plan estimated to cost \$76,800/unit. The current site plan and design has been reviewed by BRA design and landscape staff and a pro forma has been favorably reviewed by the housing staff. Letters of support from the Back-of-the-Hill CDC, Boston Neighborhood Housing Service, MHFA and Neighborhood Reinvestment are attached.

The properties to be acquired from the BRA are located at Wensley and Lawn Streets. Parcel No. 1317 at Wensley Street and Fisher Avenue consists of 16,352 square feet. Eight owner-built homes would be constructed on this parcel. If an adjacent tax title parcel consisting of 2,340 square feet is acquired, an additional unit would be constructed. Parcel #1290 located at Lawn and Bucknam Streets consists of 25,740 square feet. Nine units are proposed on this parcel. A portion of the site would be reserved for open space.

The proposed development would consist of clusters of 2-4 attached single-family dwellings each three stories in height containing approximately 1,500 square feet. Parking would be in a basement garage for 7 units; an additional 10 spaces will be provided at grade. The estimated sales prices of the units is \$76,800, assuming a \$10,000 per unit credit for owner builder labor involved in framing, interior and exterior finishes. The MHNHS will comply with the City's Fair Housing Policy including the provision that no more than 70% of the units will be marketed to neighborhood residents; and at

least 30% will be affirmatively marketed city-wide. The owner selection process will involve advertising in local and city newspapers, applications, and interviews with qualified owners. A lottery will be held to select final owners who are qualified. The price of the property is subject to re-use appraisals which will be carried out in accordance with the Authority's usual practice.

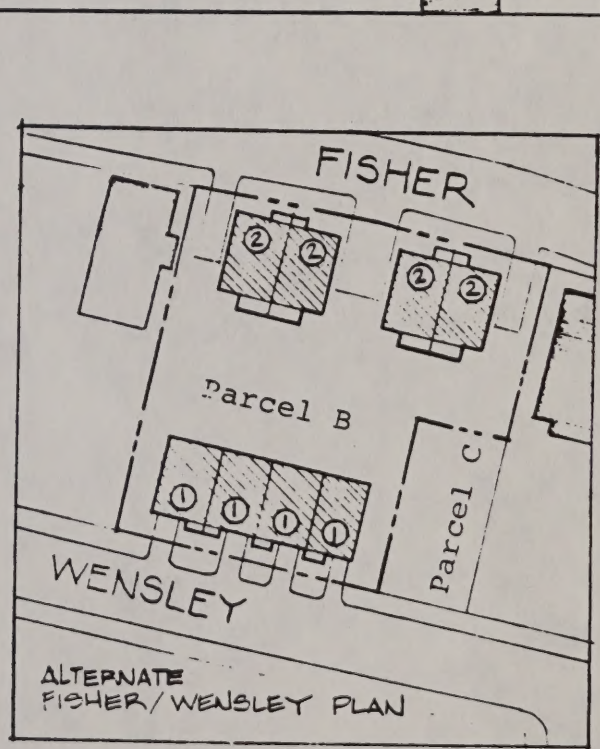
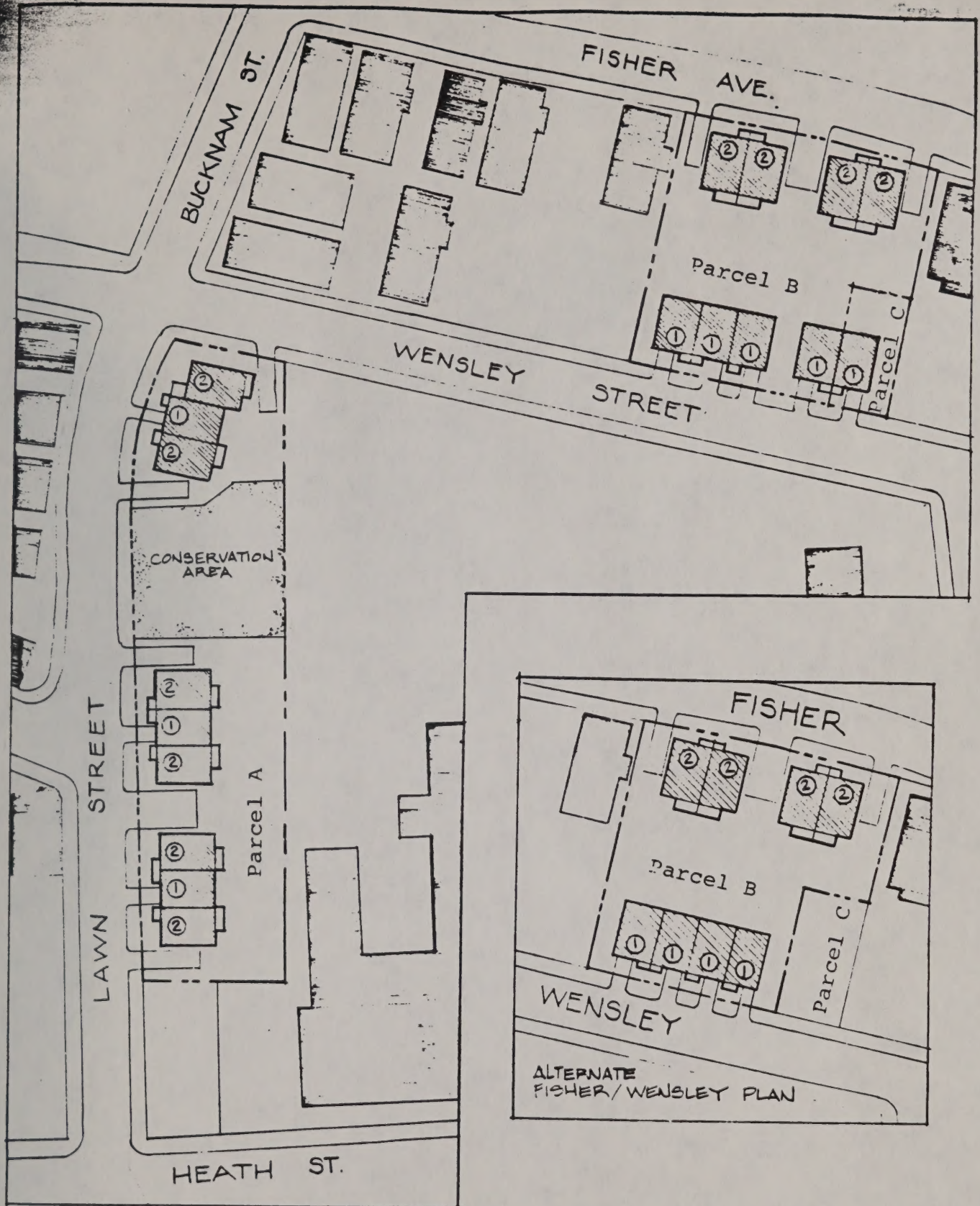
The Mission Hill Neighborhood Housing Service is extremely qualified to undertake this effort. This non-profit organization has been working in Mission Hill for about 10 years on various housing revitalization efforts. Most recently, NHS obtained funding and zoning approval for the rehabilitation of 706 Huntington Avenue, a former nurses residence, into mixed-income housing.

The NHS is now requesting that they be granted tentative designation to develop the parcels for up to 17 units. It is therefore recommended that in order to facilitate the development of said project, the Authority grant tentative designation to the Mission Hill Neighborhood Housing Service as developers for the BRA properties at Lawn and Bucknam Streets and Wensley Street/Fisher Avenue. An appropriate resolution is attached.

LOCATION MAP



Proposed NHS Owner-Built Housing
Program Sites



- ① Indicates Type 1 Floor Plan
- ② Indicates Type 2 Floor Plan

SITE PLAN

